



## Legislation Text

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**File #:** 25246, **Version:** 1

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### **Fiscal Note**

The 2012 adopted capital budget of the Department of Planning and Community and Economic Development authorizes \$300,000 in grant funds for business planning, predevelopment, and design expenses as part of the total \$2.3 million in funding included in Project No. 16, "Madison Sustainability Commerce Center," Account No. 810728. No additional appropriation is required.

### **Title**

Authorizing the Director of the Department of Planning & Community & Economic Development to issue a Request for Proposals ("RFP") for consultant services to hire a private-sector work team to partner with City staff on the preparation of a Madison Sustainability Commerce Center Feasibility Study ("Study"), and authorizing a City staff team to select the work team consultant(s) to prepare said Study.

### **Body**

WHEREAS, the Madison Sustainability Commerce Center (MSCC) concept is a privately developed and owned 50,000 - 75,000 s.f. commercial office and flex/tech building to be housed within Madison's Capitol East District; and,

WHEREAS, the MSCC will house established firms and new entrepreneurs in green and sustainability-oriented industry sectors; and,

WHEREAS, the MSCC will be housed in an energy efficient building incorporating the latest in green building technology; and,

WHEREAS, the MSCC will provide common/shared space for collaboration between tenants and outreach to the broader Madison community; and,

WHEREAS, under the direction of the Capitol Area Regional Planning Commission, the City received a \$300,000 grant from the U.S. Department of Housing and Urban Development to be used for business/project planning, design, and predevelopment activities; and,

WHEREAS, a feasibility study is first needed to determine if the MSCC is a viable project; and,

WHEREAS, a feasibility study can best be completed by an interdisciplinary work team of private consultants, working with City staff.

NOW THEREFORE BE IT RESOLVED that the Director of the Department of Planning & Community & Economic Development is authorized to issue a Request for Proposals ("RFP") for consultant services to hire a private-sector work team to partner with City staff on the preparation of an MSCC Feasibility Study ("Study"), and that a City staff team is authorized to select the work team consultant(s) to prepare said Study; and,

BE IT FURTHER RESOLVED that Study work will include an examination of tenant cultivation, building systems and design, building program and public benefits, funding identification, and development representation, with multiple consultants likely being selected to form an interdisciplinary work team to prepare the Study; and,

BE IT FURTHER RESOLVED that under the discretion of the Director of the Department of Planning & Community & Economic Development, developers with site control or a clear path to site control of property

within the Capitol East District may be invited to participate with and contribute to the consultant/staff work team, and may be compensated for services they render; and,

BE IT FURTHER RESOLVED that subject to the provisions of MGO 4.26(4)(a)7, should the Study show that the MSCC is feasible, the Director of the Department of Planning & Community & Economic Development may amend the contract(s) of work team consultant(s) to continue project planning, pre-development, and design work on the MSCC project; and,

BE IT FINALLY RESOLVED that the Mayor and City Clerk are authorized to execute, deliver, accept and record any and all documents and take such other actions as shall be necessary or desirable to accomplish the purpose of this resolution in a form approved by the City Attorney.